

**TO LET**

Open Storage Yard/s

From 0.19 up to 0.6 Acres

## UNIT L (NORTH)

Hume Avenue, Tilbury, Essex, RM18 8DX



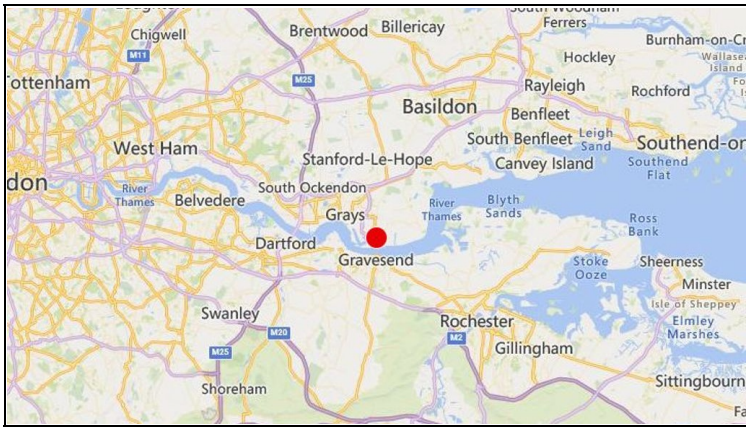
- Gated Site
- Cleared Site

- Boundary Fencing
- Available Immediately

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01268 532425**

[www.kemsley.com](http://www.kemsley.com)



### LOCATION

Tilbury is the main freight terminal for London on the River Thames, serving as a major freight hub for the southeast of England. Additionally, Tilbury is also home to the London International Cruise Terminal and the only cruise terminal directly accessing London via the Thames. The area has excellent access to the national road network via a dual carriageway link to the A13 and on to Junction 30/31 of the M25 London Orbital Motorway approximately five miles to the west. This will be further enhanced by the construction of the Lower Thames Crossing tunnel which is due to start construction in 2026.

### DESCRIPTION

Secure open storage yard with gated access formerly occupied by motor trade/car breakers. The site is available as a whole or can be divided into two smaller open storage yards.

### ACCOMMODATION/RENT

Small Yard (0.19 Acres)	£33,000
Large Yard (0.42 Acres)	£73,000
Whole Site (0.62 Acres)	£105,200

*Measured on gross external area (GEA)*

### TENURE

The property is available upon a leasehold basis, further detail upon application.

### VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

### BUSINESS RATES

Tenant to be responsible for business rates payable.

### SERVICE CHARGE

A service charge is applicable. Further details on application.

### EPC

EPC is not required.

### LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

### CONTACT

Strictly by appointment via sole agents:

David Sewell

Tel: 01268 290299 / 07837 409316

Email: david.sewell@kemsley.com

Ryan Jones

Tel: 01268 290298 / 07813 973113

Email: ryan.jones@kemsley.com

Ref: AB2790



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